

OVER 65% OF THE SCHEME IN LEGALS AND UNDER OFFER

PLANNING APPROVED OCT 19

EXCHANGED



IN LEGALS



IN LEGALS



CGI courtesy of Vector Design Concepts

Wakefield Eastern Relief Road

AN EXCITING NEW DISTRICT CENTRE AT THE HEART OF CITY FIELDS, WAKEFIELD. RETAIL, OFFICE & LEISURE UNITS FROM 1,250 SQ FT UPWARDS TO LET



CENTRAL

@CITY FIELDS

WAKEFIELD WF1 4FU



WELCOME TO CENTRAL @CITY FIELDS

Central presents an exciting and rare development opportunity set within the heart of an emerging new community, which will become East Wakefield's principal District Centre destination.

The scheme provides opportunities to capture a wide variety of occupiers including; food and non food retail, leisure, health and community uses and has been designed to complement neighbouring residential developments and the wider City Fields scheme. It will include a large foodstore, smaller retail units, medical centre, day nursery, public house and leisure uses.

SCHEME COMPRISES A TOTAL OF c. 110,000 SQ FT

OVER 65% NOW UNDER OFFER AND IN LEGALS

168,978 CATCHMENT WITHIN A 5 MILE DRIVE

2,500 NEW HOMES, CENTRAL WILL BE THE NEW HEART OF CITY FIELDS

PRIME ROADSIDE LOCATION ADJACENT TO NEW WAKEFIELD EASTERN RELIEF ROAD

GATEWAY LOCATION TO WAKEFIELD CITY CENTRE



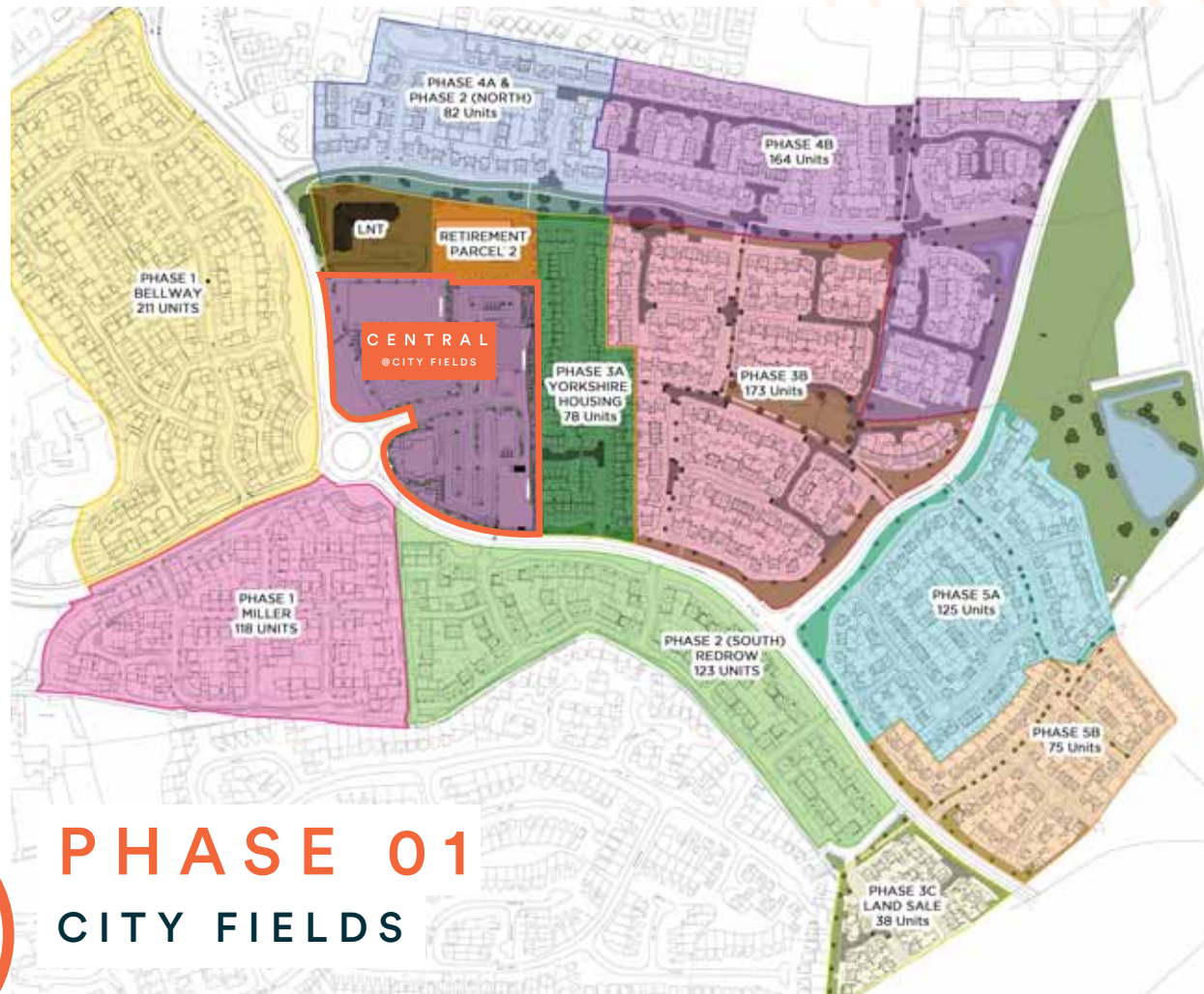
CENTRAL
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IN THE HEART OF THE COMMUNITY

Central is located at the heart of City Fields - an emerging new neighbourhood. City Fields (formerly Wakefield East) is a 152 hectares (375 acres) sustainable urban extension just east of Wakefield city centre. The site has a number of landowners including Grantley Developments Ltd, Miller Homes Ltd, Stretton Estates (Wakefield) Ltd, Keyland Developments Ltd, Network Rail and Wakefield Council.

In addition to the 2,500 new homes there will be increased leisure, food and non food, retail and commercial opportunities. It will also be home to a new primary school, health facilities, shops, parkland, 700,000 sq ft of employment development and further open space giving better access to the 2 km waterside area along the canal and river.



PHASE 01 CITY FIELDS



CENTRAL
@CITY FIELDS



**2500
NEW HOMES**



**700,000 SQ FT
OF EMPLOYMENT
DEVELOPMENT**



**NEW PRIMARY
SCHOOL**



**NEW DISTRICT CENTRE
COMPRISING 110,000 SQ FT**





Site boundary for indicative purposes only.



CENTRAL
@CITY FIELDS



DISTRICT CENTRE

THE SCHEME



CENTRAL
@CITY FIELDS

DISTRICT CENTRE AVAILABILITY

- Unit A Exchanged Morrisons
- Unit B Under Offer Bespoke Public facility
- Block C (GF) TO LET Neighbourhood Parade
- Unit E In legals – Leisure
- Unit F (GF) In legals – day care / Nursery
- Unit F (FF) TO LET Flexible space may split
- Unit G In legals – Family Pub / Restaurant
- Unit H Under offer – Drive Thru
- Unit J1 TO LET – Retail Unit
- Unit J2 Under offer – Retail Unit

SPACE TO SUIT YOU



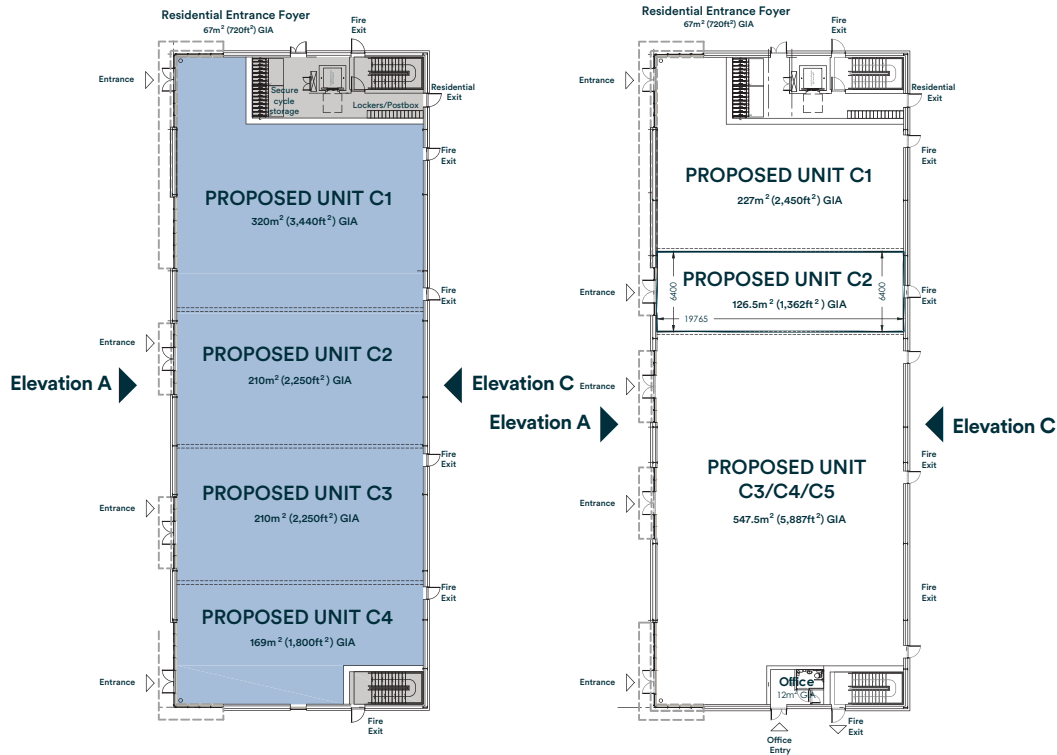
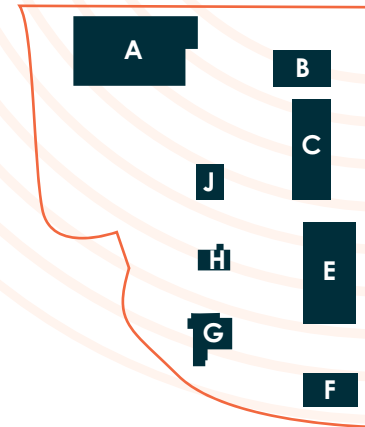
CENTRAL
@CITY FIELDS

UNIT C GROUND FLOOR (RESIDENTIAL AT UPPER FLOORS)



Elevation A

Elevation C



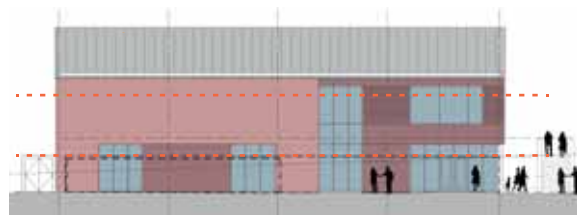
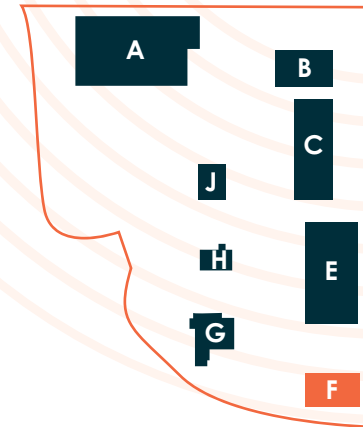
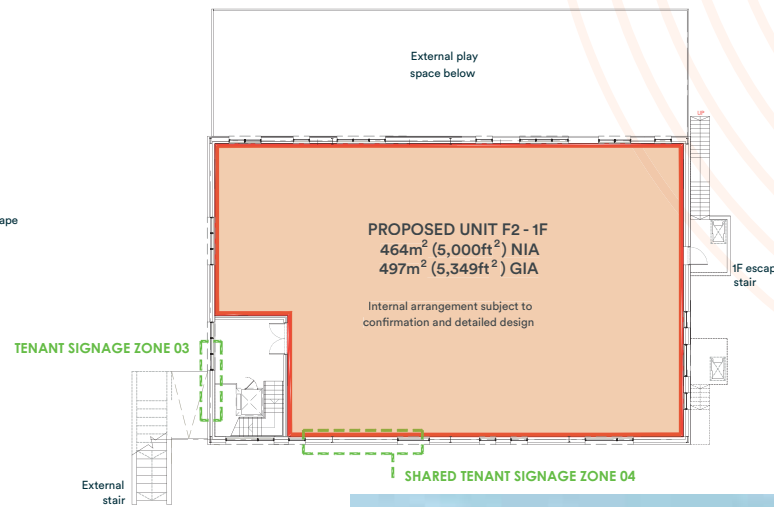
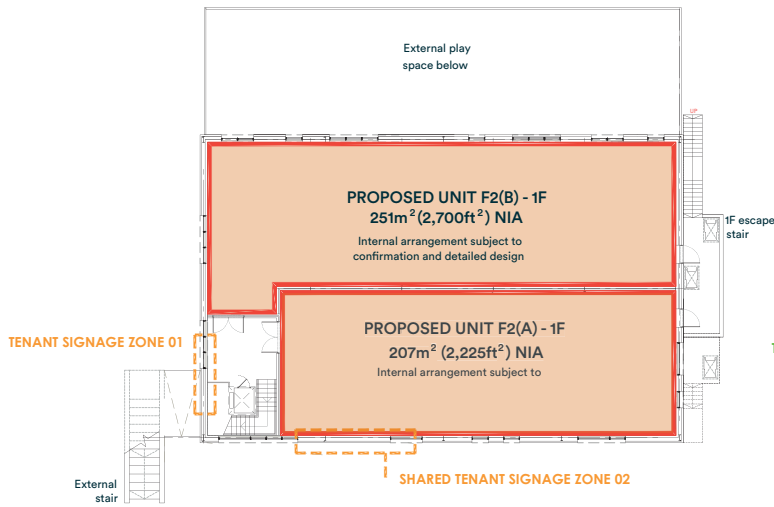
CGI courtesy of Vector Design Concepts

SPACE TO SUIT YOU

UNIT F FIRST FLOOR



CENTRAL
@CITY FIELDS



Elevation A



Elevation C



SPACE TO SUIT YOU

UNIT J1 GROUND FLOOR



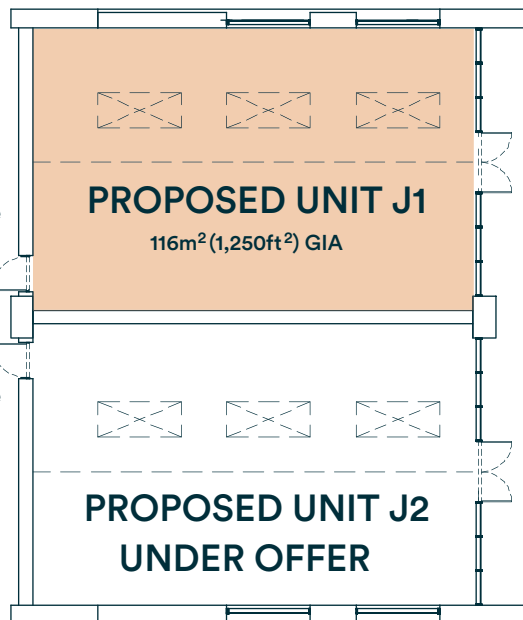
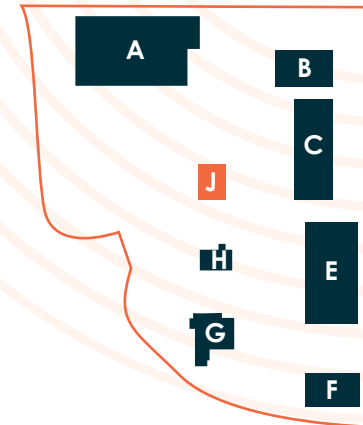
CENTRAL
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Front Elevation



Rear Elevation



Entrance

PROPOSED UNIT J1

116m² (1,250ft²) GIA

Fire Exit

Front Elevation

Entrance

PROPOSED UNIT J2
UNDER OFFER

Fire Exit

Rear Elevation



DON'T MISS THIS OPPORTUNITY



CENTRAL
@CITY FIELDS

TERMS

A new FRI lease is available for a term of years to be agreed.
Rent on application.

RATING

Interested parties are advised to make their own enquiries of the valuation office.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

The landlord has opted to tax so all payments are subject to VAT.

VIEWING & FURTHER INFORMATION

The development site can be viewed from the roadside. Various documentation is available on request and further information and the latest availability is available from **Fox Lloyd Jones**.

FOR FURTHER INFORMATION PLEASE CONTACT:

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Misrepresentations Act details prepared December 2019

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A DEVELOPMENT BY



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ESTATES